

# 85-80-A 85-80-A

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1202.3.B(2)(1)(3) and (2)(1)(4) to permit a side street set back of 11' instead of 25' and 35' to the centerline of the side street instead of 50' and a rear yard of 21' instead of 30'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

- Do to an error in layout on an irregular lot, the construction of the garage proceeded to framing stage before we discovered it was beyond the set back allowed.
- To alter the structure at this point would involve considerable cost and inconvenience.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc. upon filing of petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:

(Type or Print Name)

Signature

Address

City and State

Name of Petitioner:

(Type or Print Name)

Signature

Address

City and State

Attorney's Telephone No.:

Legal Owner(s):

PETER J. MORALIS

(Type or Print Name)

Signature

SARAH MORALIS

(Type or Print Name)

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

CHRISTIAN C. HAYES, Mayor

Name

Address

City and State

Attorney's Telephone No.:

7203 Harford Rd. 444-7900

Address

City and State

County, on the 24th day of September, 1984, at 10:00 o'clock

A.M.

ORDERED By The Zoning Commissioner of Baltimore County, this 24th day

of July, 1984, that the subject matter of this petition be advertised, as

required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that the public hearing be held before the Zoning

Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore

County, on the 24th day of September, 1984, at 10:00 o'clock

A.M.

(over)

Call for

Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES : BEFORE THE ZONING COMMISSIONER  
SE Corner Wendslow Pl. & : OF BALTIMORE COUNTY  
Wendslow Rd. (9 Wendslow Pl.) : 8th District  
PETER J. MORALIS, et ux, : Case No. 85-80-A  
Petitioners :

## ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman

Phyllis Cole Friedman

People's Counsel for Baltimore County

Signature

Address

City and State

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

Peter Max Zimmerman

Name

Address

City and State

Attorney's Telephone No.:

494-2188

Address

City and State

County, on the 4th day of September, 1984, a

copy of the foregoing Entry of Appearance was mailed to Mr. and Mrs. Peter

J. Moralis, 9 Wendslow Place, Lutherville, MD 21093; and Mr. Christian C.

Hayes, Hayes Construction Company, 7203 Harford Rd., Baltimore, MD 21234.

Signature

Peter Max Zimmerman

Name

Address

City and State

Attorney's Telephone No.:

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Signature

Peter Max Zimmerman

## BALTIMORE COUNTY

## ZONING PLANS

## ADVISORY COMMITTEE



## PETITION AND SITE PLAN

## EVALUATION COMMENTS

## BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 18, 1984

COUNTY OFFICE BLDG.  
111 W. CHESAPEAKE AVE.  
TOWSON, MARYLAND 21204

000

NICHOLAS B. COMODARI

Chairman

MEMBERS

Bureau of Engineering

Department of Traffic Engineering

State Roads Commission

Bureau of Fire Prevention

Health Department

Project Planning

Building Department

Board of Education

County Administration

Industrial Development

Mr. & Mrs. Peter J. Moralis  
9 Wendslow Road  
Lutherville, Maryland 21093

RE: Case No. 85-80-A (Item No. 12)

Petitioner - Peter J. Moralis, et ux

Variance Petition

Dear Mr. & Mrs. Moralis:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

NICHOLAS B. COMODARI

Chairman

Zoning Plans Advisory Committee

NBC:bsc

Enclosures



BALTIMORE COUNTY  
DEPARTMENT OF TRAFFIC ENGINEERING  
TOWSON, MARYLAND 21204  
494-3550

STEPHEN E. COLLINS  
DIRECTOR

July 23, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Item No. 10, 11, 12, 13, 15 & 16 ZAC-Meeting of July 24, 1984  
Property Owner:  
Location:  
Existing Zoning:  
Proposed Zoning:

Acres:

District:

Dear Mr. Jablon:

The Department of Traffic Engineering has no comments for item numbers 10, 11, 12, 13, 15, and 16.

MSF/cdm



BALTIMORE COUNTY  
FIRE DEPARTMENT  
TOWSON, MARYLAND 21204-2565  
494-4500

PAUL H. REYNOLDS  
CHIEF

July 20, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204

Attention: Nick Comodari, Chairman

Zoning Plans Advisory Committee

RE: Property Owner: Peter J. Moralis, et ux

Location: SE/Cor. Wendslow Place and Wendslow Road

Item No.: 12

Zoning Agenda: Meeting of 7/24/84

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

1. Fire hydrants for the referenced property are required and shall be located at intervals of 100 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
2. A second means of vehicle access is required for the site.
3. The vehicle dead end condition shown at

EXCEEDS the maximum allowed by the Fire Department.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.

6. Site plans are approved, as drawn.
7. The Fire Prevention Bureau has no comments at this time.

REVIEWED: [Signature] Noted and Approved: [Signature]  
Planning Division Fire Prevention Bureau  
Special Inspection Division

/mb



BALTIMORE COUNTY  
DEPARTMENT OF PUBLIC WORKS  
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.  
DIRECTOR

August 3, 1984

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Re: Item #12 (1984-1985)  
Property Owner: Peter J. Moralis, et ux  
S/E corner Wendslow Place and Wendslow Rd.  
Acres: Lot #26, Bk. A, "York Manor" 24-15  
District: 8th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

### GENERAL COMMENTS:

As no public facilities are involved, this office has no comment.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings down stream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Very truly yours,

[Signature]

CLARENCE S. BENSON, P.E., Asst. Chief

Bureau of Public Services

GSB:EAM:REC:ss



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
TOWSON, MARYLAND 21204  
494-3211  
NORMAN E. GEMER  
DIRECTOR

Mr. Arnold Jablon  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

8/2/84

Re: Zoning Advisory Meeting of 7/24/84  
Item # 12  
Property Owner: Peter J. Moralis, et ux  
Location: SE/Cor. Wendslow Place and Wendslow Road  
Wendell Road

Dear Mr. Jablon:

The Division of Current Planning and Development has reviewed the subject petition and offers the following comments. The items checked below are applicable.

- (X) There are no site planning factors requiring comment.
- ( ) A County Review Group Meeting is required.
- ( ) A County Review Group Meeting was held and the minutes will be forwarded by the Bureau of Public Services.
- ( ) This site is part of a larger tract; therefore it is defined as a subdivision. The plan must show the entire tract.
- ( ) A record plat will be required and must be recorded prior to issuance of a building permit.
- ( ) The access is not satisfactory.
- ( ) The circulation on this site is not satisfactory.
- ( ) The parking arrangement is not satisfactory.
- ( ) Parking calculations must be shown on the plan.
- ( ) This property contains soils which are defined as wetlands, and development on these soils is prohibited.
- ( ) Construction in or alteration of the floodplain is prohibited under the provisions of Section 22-88 of the Development Regulations.
- ( ) Development of this site may constitute a potential conflict with the Baltimore County Master Plan.
- ( ) The amended Development Plan was approved by the Planning Board on
- ( ) Landscaping should be provided on this site and shown on the plan.
- ( ) The property is located in a deficient service area as defined by Bill 178-79. No building permit may be issued until a Reserve Capacity Use Certificate has been issued. The deficient service is
- ( ) The property is located in a traffic area controlled by a "D" level intersection as defined by Bill 178-79, and as conditions change traffic capacity may become more limited. The Basic Services Areas are re-evaluated annually by the County Council.
- ( ) Additional comments:

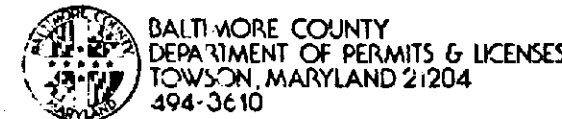
[Signature]

Eugene A. Bober

Chief, Current Planning and Development

cc: James Hoswell





BALTIMORE COUNTY  
DEPARTMENT OF PERMITS & LICENSES  
TOWSON, MARYLAND 21204  
404-3610

700 ZALISKI JR.  
DIRECTOR

Mr. Arnold Jablon, Zoning Commissioner  
Office of Planning and Zoning  
County Office Building  
Towson, Maryland 21204

Dear Mr. Jablon:

Comments on Item # 12 Zoning Advisory Committee Meeting are as follows:

Property Owner: Peter J. Moralis, et ux  
Location: SE corner of Wendslow Place and Wendslow Road  
Existing Zoning: D.R. 5-1  
Proposed Zoning: Variance to permit a side street setback of 11' in lieu of the required 25' and 36' to the centerline of the side street in lieu of the required 50' and a rear yard setback of 21' in lieu of the required 30'.  
Lot #26, Bk. A, "York Manor" 24-15

Access:  
District:

The items checked below are applicable:

- X A. All structures shall conform to the Baltimore County Building Code 1981/Comment 111.1-1-2-3-4-5-6-7-8-9-10-11-12-13-14-15-16-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100 and other applicable Codes.
- X B. A building permit shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/are not required. Non-reproduced seals and signatures are required on Plans and Technical Data.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" for Commercial uses or 3'0" for One & Two Family use groups of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'0" of lot lines. A firewell is required if construction is on the lot line, see Table 401, line 2, Section 1407 and Table 1402, also Section 503.2.
- F. Requested variance appears to conflict with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that the structure for which a proposed change in use is proposed can comply with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room 122 (Plans Review) at 111 W. Chesapeake Ave., Towson.

Very truly yours,  
Charles B. Burnham, Chief  
Plans Review

CBB:es

July 30, 1984

IN RE: PETITION ZONING VARIANCES  
SE corner of Wendslow Place  
and Wendslow Road (9 Wendslow  
Place) - 8th Election District  
Peter J. Moralis, et ux,  
Petitioners  
BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
Case No. 85-80-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a side street setback of 11 feet instead of the required 25 feet, a setback to the centerline of the side street of 36 feet instead of the required 50 feet, and a rear yard setback of 21 feet instead of the required 30 feet, as more fully described on Petitioners' Exhibit 1.

The Petitioners appeared and testified and were represented by Counsel. Testifying for the Petitioners was Chris Hayes, their contractor, and four immediate neighbors. Stoney Fraley, the current President of York Manor Improvement Association, and Robert Mosklos, its past President, appeared and expressed concern on behalf of the Association and themselves regarding their reservations as to the proposed addition to the Petitioners' home.

Testimony indicated that Mr. Hayes applied for and received a permit to construct a two-car garage to the side and a porch to the rear of the Petitioners' home. The permit was approved and construction began. The rear porch was completed and about 30 to 35% of the garage was completed when it was discovered that variances were required because the side yard setback must be the same as the front yard setback for that zone when a residence is constructed on a corner lot or on a lot adjacent to a side street and where the house faces in a direction other than towards the side street. See Section 211.3, Baltimore County Zoning Regulations (BCZR), 1963 Edition; In the Matter of Char-del, Inc.,

ORDER RECEIVED FOR FILING  
DATE 8/1/84 BY [Signature]

YORK MANOR IMPROVEMENT ASSOCIATION, INC.  
P. O. BOX 36 - LUTHERVILLE, MD. 21093

On September 11, 1984 the Board of Directors of York Manor Improvement Association reconsidered its decision of July 2, 1984 to deny the requested garage and porch additions from Mr. Peter Moralis, 9 Wendslow Place. The Board approved a motion to grant Mr. Moralis' request for additions to 9 Wendslow Place provided the following conditions are followed:

- 1) The exterior surfaces of both additions be of the same materials currently being used to renovate the exterior of the original dwelling. It is understood that the front of the garage will be covered in brick (similar to the original dwelling), with the remaining portions covered with vinyl siding of the same type and color being used to renovate the exterior of the remainder of the dwelling. The porch addition shall employ the same (identical siding).
- 2) The side of the garage directly adjacent to Wendslow Road and the dwelling at 9 Wendslow Road shall be landscaped with evergreen plantings which reduce the scale (soften the impact) of the garage addition.
- 3) Vehicles shall not be parked in the garage driveway as to obstruct the sidewalk from free flow of pedestrian traffic.
- 4) Finally, a majority of resident neighbors must approve of the requested garage addition. The residents at 3, 4, 6, 8, 9, and 11 Wendslow Road and 9 Wendslow Place shall be contacted.

The request of Mr. Peter Moralis was considered on its own merit and in no way is it to be viewed as a precedent for future actions of the Board of Directors of The York Manor Improvement Association.

9 Wendslow Place - Donna Hoffman  
4 Wendslow Rd. - John R. Lang  
11 Wendslow Rd. - Robert M. Brown  
8 Wendslow Rd. - Charles H. Fogarty  
3 Wendslow Rd. - Leo A. Morris  
4 Wendslow Rd. - Rosemarie P. Maters  
6 Wendslow Place - John A. Moran (writing from Thomas Hall)

PETITIONER'S  
EXHIBIT 2

Case No. 84-357-A. In this instance, the Petitioners' home is located on the corner of Wendslow Place and Wendslow Road and faces both due to the irregular shape of the lot. Therefore, the setbacks required are those which are required for a front yard in a D.R.5.5 Zone, the zone in which the subject property is located. Upon learning of the need for variances, the Petitioners ceased construction and filed this Petition. Mr. Hayes assumed the responsibility for failing to recognize the need prior to beginning construction inasmuch as he filed for the permit without checking since he felt no variances would be required because the garage was being added to the side and there was no change to the front of the house.

The home originally had a garage which the Petitioners converted to a family room about 15 years ago. They now want a garage and propose to locate it to the side of the home, the only possible place.

Mr. Fraley testified that the Association is not opposed to the variances if certain conditions are satisfied. These conditions are (1) that the exterior of the garage be the same as that of the house, (2) that the area between the garage and the adjacent neighbor be landscaped, (3) that no cars be parked in the driveway which would impede traffic on the sidewalk, (4) that the majority of neighbors not object to the proposal, and (5) that a hot dog stand be removed from the property. Petitioners' Exhibit 2 contains signatures of neighbors who do not object to the proposal. The Petitioners agreed to the requested condition and propose to face the garage with the same material used on the dwelling. They also agreed to keep the hot dog stand within the garage. The latter condition is not appropriate here as this is not a violation hearing. The Petitioners seek relief from Section 1802.3.B (211.3 and 211.4), pursuant to Section 307, BCZR.

An area variance may be granted where strict application of the zoning regulation would cause practical difficulty to the petitioner and his property.

ORDER RECEIVED FOR FILING  
DATE 8/1/84 BY [Signature]

YORK MANOR IMPROVEMENT ASSOCIATION, INC.  
P. O. BOX 36 - LUTHERVILLE, MD. 21093

PROTESTANT'S  
EXHIBIT 1

Mr. Arnold Jablon  
Zoning Commissioner  
Baltimore County  
Towson, Maryland 21204

Dear Mr. Jablon:

The Board of Directors of the York Manor Improvement Association reviewed the requested setback variances by Mr. Peter Moralis, 9 Wendslow Place on September 11, 1984. The Board was not pleased with the variance after construction had already commenced to be reviewing a variance after construction had already commenced on the garage addition. The Board of Directors reviewed Mr. Moralis' request under the community covenants covering the York Manor development.

The Board approved a motion to grant Mr. Moralis' request to construct additions at 9 Wendslow Place, along with the request for additions to the front yard setback. The Board approved the variance request to the front yard setback. Having to accept a variance of fourteen feet was not a pleasing matter for the Board. However, the Board of Directors did approve the request for a variance with the following conditions:

1. The exterior surfaces of both additions be of the same materials currently being used to renovate the exterior of the original dwelling.
2. The side of the garage directly adjacent to Wendslow Road shall be landscaped with evergreen plantings which reduce the scale of the garage addition.
3. Vehicles shall not be parked in the garage driveway as to obstruct the sidewalk from free flow of pedestrian traffic.
4. A majority of resident neighbors approve of the requested garage addition.
5. That the garage be used for normal residential purposes and not for the storage of commercial food equipment such as a mobile hot and cold food and beverage dispensing apparatus (hot dog cart) or similar items. It is intended that the garage be used for the storage of motor vehicles and personal household items only.

The Board of Directors of the York Manor Improvement Association requests that the conditions approved by the Board be made part of your decision on the Moralis case. We feel that it is important that Mr. Moralis' property be used for residential purposes and that the proposed additions be in harmony with our community.

McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

1. whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
2. whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
3. whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted, such use as proposed would not be contrary to the spirit of the BCZR and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not granted. It has been established that the requirement the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on the Petition held, and for the reasons given above, the variances requested should be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 28th day of September, 1984, that the Petition for Zoning Variances to permit a side street setback of 11 feet instead of the required 25 feet, a setback to the centerline of the side street of 36 feet instead of the required 50 feet, and a rear yard setback of 21 feet instead of the required 30 feet be

ORDER RECEIVED FOR FILING  
DATE 8/1/84 BY [Signature]

- 3 -

and is hereby GRANTED, from and after the date of this Order, subject, however, to the following restrictions:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the applicable appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
2. The exterior of the garage shall be of the same materials used to renovate the exterior of the dwelling.
3. The side of the garage adjacent to Wendslow Road shall be landscaped with evergreen plantings.

[Signature]  
Zoning Commissioner of  
Baltimore County

AJ/srl

cc: Charles B. Heyman, Esquire  
S. Eric DiNenna, Esquire  
People's Counsel  
Mr. Stoney Fraley

ORDER RECEIVED FOR FILING  
DATE 8/1/84 BY [Signature]

Sincerely,

Stoney E. Fraley

Stoney E. Fraley  
President  
York Manor Improvement Association



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon  
Zoning Commissioner  
Date: September 5, 1984  
Norman E. Gerber, Director  
Office of Planning and Zoning  
Zoning Petition Nos. 85-70-A, 85-74-A, 85-75-A,  
85-76-A, 85-77-A, 85-80-A, 85-81-A, and 85-85-A

There are no comprehensive planning factors requiring comment on these petitions.

Norman E. Gerber, Director  
Office of Planning and Zoning

NEG/jgh/sf

August 28, 1984

Mr. & Mrs. Peter J. Moralis  
9 Wendslow Place  
Lutherville, Maryland 21093

NOTICE OF HEARING

Re: Petition for Variances  
SE/cor. Wendslow Place and Wendslow Road  
(9 Wendslow Place)  
Peter J. Moralis, et ux - Petitioners  
Case No. 85-80-A

TIME: 10:00 A.M.

DATE: Monday, September 24, 1984

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

cc: Hayes Construction Co.  
c/o Christian C. Hayes  
7103 Harford Road  
Baltimore, Maryland 21234

Arnold Jablon  
Zoning Commissioner  
of Baltimore County

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 131993

DATE: 7/12/84 ACCOUNT: 01-615-000  
AMOUNT: \$35.00

RECEIVED FROM: Sarah Moralis  
FOR: Filing for Petition #12

6 015\*\*\*\*\*35010 612-A

VALIDATION OR SIGNATURE OF CASHIER

ZONING DESCRIPTION

Beginning on the southeast corner of Wendslow Place and Wendslow Road. Being lot #26, Block "A" in the subdivision known as York Manor. Book 24, Folio 15. Also known as 9 Wendslow Place in the 8th Election District.

PETITION FOR VARIANCES  
8th Election District  
ZONING: Petition for Variances  
LOCATION: Southeast corner Wendslow Place and Wendslow Road (9 Wendslow Place)  
DATE & TIME: Monday, September 24, 1984 at 10:00 A.M.  
PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 11 ft. instead of 25 ft. and 36 ft. to the centerline of the side street instead of 50 ft. and a rear yard of 21 ft. instead of 30 ft.

Being the property of Peter J. Moralis, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY



BALTIMORE COUNTY  
OFFICE OF PLANNING & ZONING  
TOWSON, MARYLAND 21204  
492-3353

ARNOLD JABLON  
ZONING COMMISSIONER

September 19, 1984

Mr. and Mrs. Peter J. Moralis  
9 Wendslow Place  
Lutherville, Maryland 21093

RE: Petition for Variances  
SE/cor. Wendslow Place and  
Wendslow Road (9 Wendslow Place)  
Peter J. Moralis, et ux - Petitioner  
Case No. 85-80-A (Item #12)

Dear Mr. and Mrs. Moralis:

This is to advise you that \$53.09 is due for advertising and posting of the above property.

This fee must be paid and our zoning sign and post returned on the day of the hearing before an Order is issued. Do not remove sign until day of hearing.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
No. 134351

DATE: 9-24-84 ACCOUNT: R-01-615-000  
AMOUNT: \$53.09

RECEIVED FROM: Sarah Moralis  
FOR: advertising & posting Case 85-80-A

6 015\*\*\*\*\*53031 624-A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF POSTING  
ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

District: 8 Date of Posting: 9/13/84  
Posted for: Petition for Variances  
Petitioner: Peter J. Moralis, et ux  
Location of property: SE/cor. Wendslow Place and Wendslow Road  
Location of Sign: SE/cor. Wendslow Place and Wendslow Road  
Remarks: None  
Posted by: Van J. Jablon Date of return: 9/12/84  
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., Sept. 6, 1984.

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., appearing on Sept. 6, 1984.

THE JEFFERSONIAN,

13 Kenton  
Publisher

PETITION FOR VARIANCE

8th Election District

ZONING: Petition for Variance

LOCATION: Southeast corner Wendslow Place and Wendslow Road (9 Wendslow Place)

DATE: Monday, September 24, 1984 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

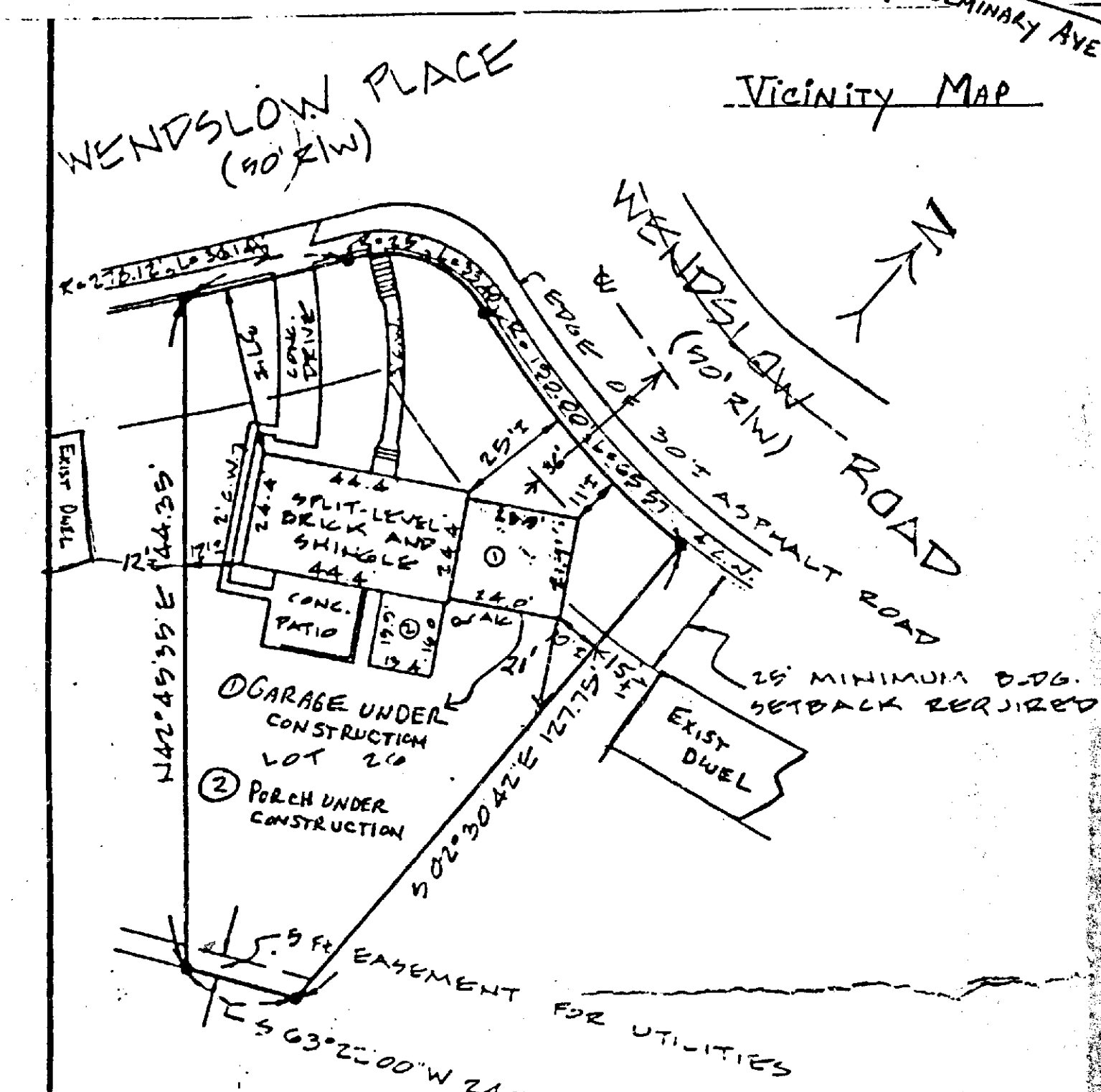
Petition for Variances to permit a side yard setback of 11 ft. instead of 25 ft. and 36 ft. to the centerline of the side street instead of 50 ft. and a rear yard of 21 ft. instead of 30 ft.

Being the property of Peter J. Moralis, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF  
ARNOLD JABLON  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY

PETITIONER'S EXHIBIT 1



PLAT FOR ZONING VARIANCE  
OWNER - PETER MORALIS & SARAH MORALIS  
DISTRICT 8 ZONED DR 5.5  
SUBDIVISION YORK MANOR  
LOT 26, BLOCK "A", SECTION ONE Book No. 24 Folio 15  
SCALE 1"=30' ALL UTILITIES EXIST

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing this 24th day of July, 1984.

Arnold Jablon  
Zoning Commissioner  
Petitioner: Peter J. Moralis, et ux  
Attorney: Nicholas B. Commelli  
Chairman, Zoning Plans Advisory Committee

ATE OF PUBLICATION

85-80-A  
11/15 1984

THIS IS TO CERTIFY, that the annexed advertisement as published in the TOWSON TIMES, a weekly newspaper distributed in Towson, Baltimore County, Md., once a week for consecutive weeks, the first publication appearing on the 11th day of September, 1984.

THE TOWSON TIMES  
Maurice C. Coughlin  
Cost of Advertisement: \$28.09